

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION  
April 27, 2010 – 9 AM

Present: Steve Wright, Chairman; Kim Warner, Secretary, Danny Wells; Mike Hager; Jim Huffstickler; Phillip Miller; Harold Thompson and Danny Searcy, County Planner.

Prayer, Danny Searcy

Minutes of February 23, approval, Motion; Danny Wells, Second; Jimmy Huffstickler, unanimous vote.

**Proposed Lot along Mac Rd. for Eric Hendrix:** Planner stated that Mr. Eric Hendrix is applying to subdivide approx 2 acres from his mother's 6.5 acres of land at the end of Mac Rd. The concern is that Mac Rd. does not have an established 45' right of way as required for a Minor Subdivision and that the existing development along Mac Rd. had occurred in the past via the County's former "pre-1979 exemption." Scott Bostic, the surveyor representing the applicant described Mac Rd. as a rough soil road that is approximately 1000 feet in length. He added that Mr. Hendrix is the sole neighbor presently maintaining Mac Rd. Eric Hendrix already resides on this property in a mobile home on the subject site and would have no impact or increase to the current traffic on Mac Rd. Hendrix submits this request due to his need for collateral, as he wishes to replace the mobile home with a modular home. The surveyor reports that the mobile home will be removed from the property and a new modular put in its place pending approval today, and any subsequent financing.

**Subdivision Regulations:** Danny indicated that he had spoken to the State Department of Community Assistance (NCDCA) to request their current "model" ordinance for subdivision for our region. A model ordinance is not available, however NCDCA suggested that this commission review Jackson County's Mountain and Steep Slope regulations along with Burke County's Development Agreement ordinance and even take a look at Polk County's subdivision regulations. Please browse these documents and highlight any area that you would like this commission to take a closer look at. Mike Hager suggested that we request a summary from Polk Co. of any lessons learned through their Chocolate Drop Mtn. experience.

**Queens Gap update:** Planner had requested an update from Mr. Keith Vinson to provide to this board, but Vinson preferred to appear in person and confirmed his attendance. However, Vinson did not attend the meeting, and submitted no written update. The Planner informed that he had not been able to access the site for a couple of months now due to a locked gate at the Painter's Gap Rd. access. He has asked Vinson for the combination. Vinson advised that he didn't know the combo, but would send it ASAP. The County is aware of the situation surrounding Queens Gap, however the County must comply with the State's Senate Bill 831 and continue to monitor any performance in this development. The Planner will request an update for next month and continue attempts of a drive through inspection.